



PLANNING AND ZONING CASE CHECKLIST

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

P&Z CASE # 22021-041 P&Z DATE 10/12/21 CC DATE 10/18/21 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input checked="" type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22021-041

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3068 N Goliad St.

SUBDIVISION Stone Creek Retail Addition

LOT 11 BLOCK A

GENERAL LOCATION Property ID: 104324 (NE corner of SH 205 & Bordeaux)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-70 (Planned Development)

CURRENT USE undeveloped

PROPOSED ZONING PD-70 (Planned Development)

PROPOSED USE Drive through Restaurant

ACREAGE ~0.82

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Metroplex Acquisition Fund, LP

APPLICANT Aaron Hawkins

CONTACT PERSON Tim Thompson

CONTACT PERSON Aaron Hawkins

ADDRESS 12720 Lillcrest Rd.
Suite 650

ADDRESS 4500 Mercantile Plaza Dr.
suite 210

CITY, STATE & ZIP Dallas, TX 75230

CITY, STATE & ZIP Fort Worth, Texas 76137

PHONE 214/365-4682

PHONE 682-268-2207

E-MAIL tthompson@creativem.companies.com

E-MAIL ahawkins@jonesarter.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tim Thompson [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 215.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONNECTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GOVERNED BY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF September, 2021.

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Sheila Green

MY COMMISSION EXPIRES 9-15-2024





Z2021-041- SUP FOR SALAD AND GO
 ZONING - LOCATION MAP = [icon]

0 30 60 120 180 240 Feet

GOLIAD

BORDEAUX

BORDEAUX

MIRAMAR



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

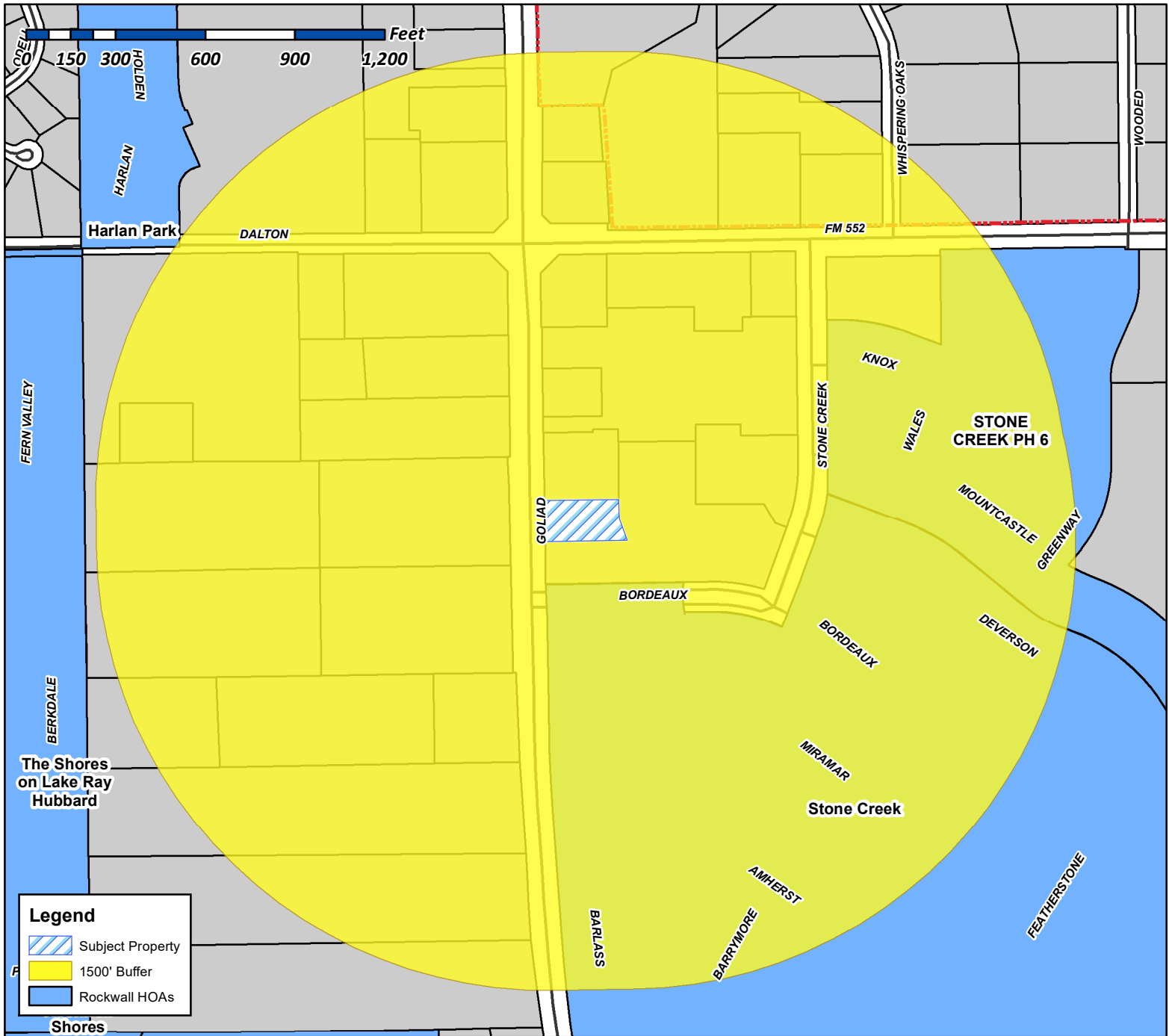




City of Rockwall

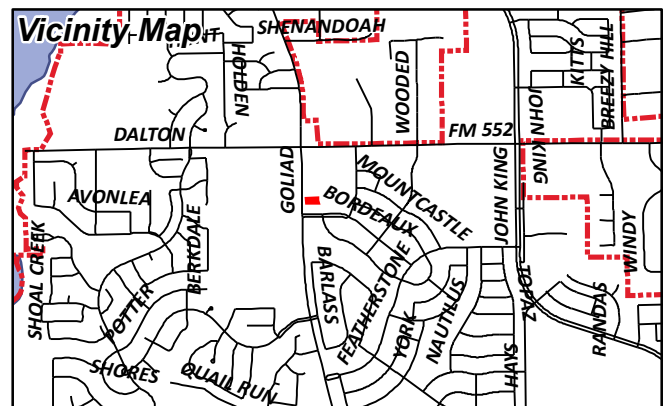
Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2021-041
Case Name: SUP for Salad and Go
Case Type: Zoning
Zoning: Planned Development District 70 (PD-70)
Case Address: 3068 N. Goliad Street

Date Created: 9/17/2021
 For Questions on this Case Call (972) 771-7745



ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
1024 S GREENVILLE AVE SUITE 230
ALLEN, TX 75002

METROPLEX ACQUISITION FUND, LP
1717 WOODSTEAD CT STE 207
THE WOODLANDS, TX 77380

STEED JASON & NATALIE MARIE
3065 N GOLIAD STREET
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
3066 N GOLIAD
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP
3068 N GOLIAD ST
ROCKWALL, TX 75087

LIU JOHN AND CONNIE Q
3069 N GOLIAD
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP
3070 N GOLIAD ST
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP
3074 N GOLIAD
ROCKWALL, TX 75087

LIU JOHN & CONNIE
3077 N GOLIAD ST
ROCKWALL, TX 75087

FRENCH DONALD
3079 N GOLIAD ST
ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP
C/O RONALD DRIBBEN
357 MARIAH BAY DRIVE
HEATH, TX 75032

GEISENDORFF ALBERT G AND ANN M
3057 N GOLIAD ST
ROCKWALL, TX 75087

NORTH ROCKWALL REAL-ESTATE LLC
6245 RYEWORTH DRIVE
FRISCO, TX 75035

ROCKWALL STONE CREEK ESTATES
HOMEOWNERS ASSOCIATION INC
C/O NEIGHBORHOOD MANAGEMENT INC
801 BORDEAUX DR
ROCKWALL, TX 75087

CRAWFORD KATHY
802 MIRAMAR DRIVE
ROCKWALL, TX 75087

KIM YUN HYUN & JIN HEE JUNG
804 MIRAMAR DRIVE
ROCKWALL, TX 75087

GODINEZ KAREN W
805 MIRAMAR DRIVE
ROCKWALL, TX 75087

CYPERT LYNDOL & JERE
806 MIRAMAR DRIVE
ROCKWALL, TX 75087

SN DFW LLC
807 MIRAMAR DR
ROCKWALL, TX 75087

BAILEY JERRY SCOTT & KAREN RENEE
808 MIRAMAR DRIVE
ROCKWALL, TX 75087

GREER KRISTEN N
809 MIRAMAR DR
ROCKWALL, TX 75087

SHING RICHARD L & IVEY D
810 MIRAMAR DR
ROCKWALL, TX 75087

HASSAN ALAA E & PATRICIA ANN HASSAN
IBRAHIM
811 MIRAMAR DRIVE
ROCKWALL, TX 75087

ZAMBRANA MICHAEL & GABRIELA
813 MIRAMAR DRIVE
ROCKWALL, TX 75087

RAJBHANDARI SANJAY KUMAR
815 MIRAMAR DRIVE
ROCKWALL, TX 75087

SN DFW LLC
8390 E VIA DE VENTURA F-110 #303
SCOTTSDALE, AZ 85258



4500 Mercantile Plaza Drive, Suite 210
Plano, Texas 75093
Tel: 682.268.2200
Fax: 972.488.3882
www.jonescarter.com

September 14, 2021
Planning and Zoning
City of Rockwall
385 S Goliad St
Rockwall, TX 75087

**Salad and Go – Rockwall – Goliad and FM 522
Letter of Explanation**

Planning and Zoning,

This document shall serve as the Project Narrative to the City of Rockwall for the Special Use Permit Application submitted by Jones Carter Civil Engineering acting as applicant on behalf of the developer of Salad and Go, LLC. The current site is a vacant lot with zoning designation PD-70 (Planned Development). We are proposing to construct a new drive thru restaurant. The proposed restaurant will include an, approximately, 780 square foot building, canopy, drive thru lanes, along with associated parking and utilities.

The goal of Salad and Go is to provide better, healthier, and affordable food. The product is a small (~780 Square Foot) drive-thru with no dine in restaurant serving made to order salads, wraps, breakfast burritos, cold brew coffee and juices. Salad and Go does not

The operations of the development includes a delivery of fresh ingredients every morning outside of business hours. This delivery from local warehouses prevents the need for cooking in store which reduces the amount of waste produced on site. The meals are merely assembled on site.

Salad and Go operates with a maximum of nineteen employees with four working at any given time. Hours of operation are 6 a.m. - 9 p.m. every day. This development will not require outdoor storage or have other outdoor activities.

Overall, we believe this development will be a beneficial and exciting addition to the community.

Thank you for your consideration in the matter. Should you have any questions or require additional information, please call me.

Sincerely,

A handwritten signature in blue ink that reads 'Aaron Hawkins'.

Aaron Hawkins, EIT

K:\17007\17007-0037-00 Salad and Go - Goliad and FM 522 - Rockw\Project Management\Applications

METES AND BOUNDS DESCRIPTION

Being a 0.81 acre tract of land out of the WILLIAM G. DEWEES SURVEY, ABSTRACT NUMBER 71, situated in the City of Rockwall, Rockwall County, Texas, being a portion of Lot 11, Block A of Stone Creek Retail Addition, a subdivision of record in Document Number 20200000028484 of the Plat Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod with yellow plastic cap stamped "POGUE" found in the East right-of-way line of State Highway 205 (100-foot right-of-way), being the Southwest corner of Lot 7, Block A of Stone Creek Retail Addition, a subdivision of record in Cabinet H, Slide 157 of said Plat Records, also being the most Westerly Northwest corner of said Lot 11 and hereof;

THENCE, N89°10'05"E, leaving the East right-of-way line of State Highway 205, along the South line of said Lot 7, being the common North line of said Lot 11, a distance of 249.46 feet to an "X" cut found at the Southeast corner of said Lot 7, being an interior ell corner of said Lot 11, and being the Northeast corner hereof, from which an "X" cut found at the most Northerly Northwest corner of said Lot 11 bears N00°49'55"W, a distance of 193.03 feet;

THENCE, over and across said Lot 11, the following four (4) courses and distances:

1. S00°49'55"E, a distance of 52.41 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;
2. Along said tangent curve to the left, having a radius of 44.00 feet, a chord bearing of S09°56'08"E, a chord length of 13.92 feet, a delta angle of 18°12'26", an arc length of 13.98 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
3. S19°02'20"E, a distance of 74.57 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southeast corner hereof;
4. S89°10'05"W, a distance of 274.71 feet to a 1/2-inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the East right-of-way line of State Highway 205, being the common West line of said Lot 11, for the Southwest corner hereof, from which a 5/8-inch iron rod found at the intersection of the East right-of-way line of State Highway 205 and the North right-of-way line of Bordeaux Drive (100-foot right-of-way), being the Southwest corner of said Lot 11, bears S00°56'17"E, a distance of 141.27 feet;

THENCE, N00°56'17"W, along the East right-of-way line of State Highway 205 and the common West line of said Lot 11, a distance of 137.00 feet to the **POINT OF BEGINNING**, and containing an area of 0.81 Acres, (35,150 Square Feet) of land, more or less.

